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CITY COUNCIL  
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TO THE CITY COUNCIL

The undersigned respectfully petition your honorable body for a SPECIAL PERMIT under  
Section 275-9(L)(3)\_\_\_\_\_of the Municipal Zoning Ordinance FOR THE PURPOSE OF

renewal of an existing special permit.

LOCATION OF PROPERTY: 165 Front St.  
MAP & PARCEL ID: \*See attachment\_\_\_\_\_  
ZONING: Industrial & Mill Conversion & Commercial Center Overlay District

PROPERTY OWNER: 4 Perkins, LLC  
ADDRESS: c/o SilverBrick 1688 Meridian Ave Miami Beach, FL 33139  
CONTACT NAME: Aaron Papowitz  
CONTACT PHONE: 800-811-8837

NAME OF APPLICANT \_\_\_\_\_  
(IF DIFFERENT FROM OWNER)

ADDRESS \_\_\_\_\_

PHONE \_\_\_\_\_

NAME OF ENGINEER/  
SURVEYOR/SIGN \_\_\_\_\_  
CO: Tighe & Bond \_\_\_\_\_  
(IF APPLICABLE)

ADDRESS: \_\_\_\_\_

53 South Hampton \_\_\_\_\_

Road Westfield, \_\_\_\_\_

MA 01085

PHONE: 413-572-

3262

CITY CLERK'S OFFICE  
CITY OF CHICOPEE  
2021 SEP 30 P 2:56

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2021 SEP 17 P 2:17

Proposed Use of Land and/or Structures: Mixed-use including office, light manufacturing, residential and storage.

Reason for Application for Special Permit: Renewal of an existing Special Permit under the Mill Conversion & Commercial Center Overlay District require a Special Permit.

DEED INFORMATION: BOOK: 22157 PAGE: 229 DATED: May 2<sup>nd</sup>, 2018.       

PLEASE NOTE: IF PROPERTY OWNER IS NOT THE APPLICANT THE OWNER INFORMATION AND SIGNATURE IS **REQUIRED**.

4 Perkins, LLC  
APPLICANT (PLEASE PRINT)

[Signature]  
SIGNATURE OF APPLICANT

4 Perkins, LLC  
OWNER (PLEASE PRINT)

[Signature]  
SIGNATURE OF OWNER

Attach 7 copies of the plot plan, additional required documentation, and supporting material as per Section 275-9 C (2) of the Municipal Zoning Ordinance.

THIS APPLICATION HAS BEEN REVIEWED AND IS ADEQUATE FOR SUBMISSION.

[Signature] 9/13/21  
Planning Director

[Signature] 9/15/21  
Building Commissioner

CITY COUNCIL ACTION & DATE: 10/5/21: Motion made by Councilor Balakier to receive, and refer to the Zoning, Planning, Building, Police and Fire Departments. Motion passed, referred. Councilors Brooks and Dobosz absent.



# City of Chicopee, Massachusetts

City Council

City Hall Annex - 274 Front Street - Chicopee, MA 01018

Tel: (413) 594-1485 Fax: (413) 594-1488

www.chicopeema.gov

## NOTICE OF DECISION Special Permit

Owner/Applicant & Address:

4 Perkins, LLC  
c/o SilverBrick  
Aaron Papowitz  
307 W 38<sup>th</sup> Street, Suite 1414  
New York, NY 10018

Location:

165 Front Street

Proposal:

mixed-use development including up to 600 new, residential units and up to 400,000 sq. ft. of commercial space within the former Cabotville Mill Complex under the City's Mill Conversion and Commercial Center Overlay District

Requesting the following waivers:

1. A waiver of 275-67 K 1.(b) (d) for screening of mechanical equipment and loading areas, and interior vehicular use. While we plan to use landscaping and possibly some screening that is attractive, fits within the overall design and is cognizant of the environment we feel that these specific standards may create an unnecessary burden.
2. A waiver of 275-67 K 3 (a) for parking. Our engineer projects parking usage of up to 1,550 spots that we are required to supply 70% (1,085) in the Overlay District. Since commercial use will be needed during working hours and residential use will be needed outside of working hours we believe the up to 50% waiver is applicable. We are requesting a 44% waiver of the 1,085 so that the 623 spot capacity can cover the requirement. A higher ratio could limit the number of units.
3. A waiver of 275-67 K3 (d) (f) for parking areas being screened, for location of lots only to rear and side, for shade trees, shrubs, etc., While we plan to make parking areas attractive with appropriate landscaping, we feel these standards may create an unnecessary burden. The existing Ames Privilege and planned Lyman Mills are both Mill projects within the zone so we feel screening is not necessary.
4. A waiver 275-67 K 7 (a) for specific noise level. We plan to use materials such as Coretec flooring that uses noise resistant cork and rubber. We have used Coretec flooring at other residential and mixed-use buildings that are former mills. Further, the residential and commercial spaces will be separated by existing wood as thick as 6 ft in addition to Coretec flooring so we feel the specific noise level standard may create an unnecessary burden.
5. A waiver of industrial zoning 275-62 (D) for signage restrictions, if any, such as setback so we can install signage that clearly identifies the property. We plan to use up to 12 signs at ground of first floor level of varying sizes but not to exceed 12 ft x 4 ft near 165 Front St. at the corner of Front and Springfield and both sides of the entrance from Springfield St. closest to the river. Further, we plan to use signage that fits within the overall design and respects the historical quality of the property.

Public Hearing Date: 5-10-2018

City Council Meeting Date: 7-3-2018

Action: APPROVAL – with restrictions

1. Permit to run with the land
2. All departmental requirements and regulations shall be satisfied prior to the issuance of the Special Permit as evidenced by a written communication sent to the City Council by the Director of Planning confirming that the requirements and regulations under the Mill Conversion Overlay District have been met to the satisfaction of our Director of Planning.

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In accordance with Chapter 40A, General Laws of Massachusetts, Section 17, Paragraph 1,

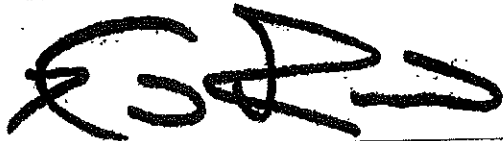
Anyone aggrieved by this decision\* has the right of appeal in the superior or housing court of Hamden County within twenty (20) days of the filing of this decision.

Date decision filed with City Clerk: 7-10-2018

Date of appeal period expiration: 7-30-2018

*\*Decision is on file in its entirety in the Office of the City Clerk.*

**City Clerk Certification:** I certify that twenty (20) days have elapsed since the above City Council decision was filed with the Office of the City Clerk and further certify that no appeal has been filed and/or pending.



Keith Rattell  
City Clerk

AUG 02 2018

Date

CHERYLA. COAKLEY-RIVERA, ESQ.  
HAMPDEN COUNTY REGISTRY OF DEEDS